



Kingtree Avenue, COTTINGHAM HU16 4DS

Welcome to

Kingtree Avenue, COTTINGHAM

GUIDE PRICE £300,000 - £325,000

Stunning Home In Cottingham with - Entrance Hall, Lounge, Dining Room, Fitted Kitchen, 3 Bedrooms, Family Bathroom, Gardens, Off Street Parking & Garage/Gym! Book your viewing today!



Entrance Hall

With double glazed door to the front, radiator and stairs to the First Floor.

Lounge

With double glazed bay window to the front, radiator, feature gas log burner with stone effect surround, decorative ceiling rose, coving to the ceiling and built in cupboard and shelving.

Dining Room

With feature gas fire with wooden surround, radiator and double glazed french style doors with matching side screens.

Kitchen

Fitted kitchen with a range of wall and base units, work surfaces, belfast style sink, space for a range style cooker, cooker-hood, integrated washing machine, plumbing for a dishwasher, radiator, space for a fridge freezer, coving to the ceiling and double glazed windows to the side and rear.

First Floor

Landing

With double glazed window to the side, coving to the ceiling and loft access.

Bedroom 1

With double glazed bay window to the front, radiator and coving to the ceiling.

Bedroom 2

With double glazed window to the rear, radiator, built in cupboard and coving to the ceiling.

Bedroom 3

With double glazed window to the front, radiator and coving to the ceiling.

Bathroom

Bathroom with bath, low level wc, vanity wash hand basin, towel style radiator and double glazed window to the side.

Outside

Front Garden

With wall, lawned area, paved path, gravelled area, borders housing shrubs and side driveway providing off street parking.

Rear Garden

With paved patio area, lawned area, path, wall, raised beds housing plants and shrubs and side access gate.

Garage/Gym

Garage converted into a gym with double glazed windows to the side and rear and up and over door.



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Welcome to

Kingtree Avenue, COTTINGHAM

- GUIDE PRICE £300,000 - £325,000
- Traditional, Extended, 3 Bedroom Home In Cottingham
- Beautifully Presented Throughout!
- Lounge & Dining Room
- Off Street Parking & Garage/Gym

Tenure: Freehold EPC Rating: D

Council Tax Band: D

guide price

£300,000 - £325,000



Directions to this property:

See below map for property location, for further information on the local area please contact the Residential Sales Team on 01482 653111.



Please note the marker reflects the postcode not the actual property

view this property online [williambrown.co.uk/Property/WBY111676](https://www.williambrown.co.uk/Property/WBY111676)



Property Ref:
WBY111676 - 0002

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william h brown



01482 653111



Willerby@williambrown.co.uk



10 Kingston Road, Willerby, HULL, East Yorkshire, HU10 6BN



[williambrown.co.uk](https://www.williambrown.co.uk)